

AW/287/05**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Erection of a detached bungalow. Amended roof design from previously approved AW/30/05. 2 Worcester Close, West Meads.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks approval to the amended roof design which now comprises a single pitched roof with gables at each end.
SITE AREA	336 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	30 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	Mix of Leylandi/conifers on Oxford Drive frontage. Leylandi on boundary with adjacent property in Oxford Drive. Rear garden enclosed by brick wall from side elevation on dwelling.
SITE CHARACTERISTICS	Detached bungalow situated on a corner plot. Dwelling has brick walls and darkly tiled pitched roof. No. 27 opposite on an angle with footpath across verge to Oxford Drive. Adjacent dwelling on Oxford Drive frontage to a bungalow with door in side elevation and obscure glazed window. Driveway behind wall. Site frontage open. No. 29 semi-detached.
CHARACTER OF LOCALITY	Residential characterised by detached bungalows of a similar design and style.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/5/04	Single storey extension	Approved Conditionally 13 th February 2004
AW/215/04	Erection of one attached bungalow	Approved Conditionally 7 th November 2004
AW/30/05	Erection of a detached bungalow. Alternative scheme to attached bungalow permitted under AW/215/04.	Approved Conditionally 13 th April 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	<i>Approved No objection</i>

AW/287/05**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order Permitted Development Restriction Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : GEN1, GEN2, GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 3 - Housing

POLICY COMMENTARY

The above policies combine to describe the relevant Development Control criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse effect on visual or residential amenity.
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AW/287/05**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The amended roof design is the only consideration in this application. The size, height and position of the bungalow remain as previously approved. The change in design of the roof to a single pitch with gable ends would have no materially adverse effect on the visual amenities of the locality. Indeed, the design would better reflect the appearance of other bungalows in Oxford Drive, than the earlier approval. The application is therefore recommended for approval subject to the conditions set out overleaf.


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AW/287/05/

Erection of detached bungalow.
Amended roof design from previously
approved AW/30/05

2 Worcester Close
West Meads
Bognor Regis

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwellinghouse shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of visual amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 The dwelling shall not be occupied until the parking space shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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AW/287/05/

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- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forwardmost parts of the proposed building which front on a highway unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to safeguard the character and visual amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 6 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.